

# OEOC BULLETIN



JOHN WAIHEE  
GOVERNOR

Marvin T. Miura, Ph.D  
DIRECTOR

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No. 5

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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### NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EISs (EIS Rules 11-200-11). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

EXPANSION OF DUTY FREE RETAIL FACILITY IN WAIKIKI, Duty Free Shoppers/Dept. of Land Utilization, City & County of Honolulu (TMK: 2-6-19: Por. 22,23,24,27,28, 46,47,48)

Applicant is proposing to increase the size of their Royal Hawaiian Avenue store in Waikiki. The total store and associated facilities would expand from a current size of 50,000 sq. ft. to a total of 110,000 sq. ft., of which 75,000 sq. ft. would be used as retail and 35,000 sq. ft. as office space. The new store would have three floors above grade & a basement, plus the necessary parking.

Once completed, the proposed Royal Hawaiian Avenue Duty-Free Shop is expected to have little direct impact on the air quality of the surrounding area.

SUBSIDENCE RECONSTRUCTION/IMPROVEMENTS AT KEEHI BOAT HARBOR, Honolulu, Hawaii; Dept. of Transportation, Harbors Division (TMK: 1-2-25:23)

The proposed project consists of filling and raising the elevation of

the area from the north entry road to Catwalk "C"; constructing a six-foot wide floating dock pathway from Catwalk "C" to Catwalk "A" and "B"; paving and striping the unpaved parking areas to provide for more parking; and providing more landscaping in the subject project area.

At the present, the harbor is not fully utilized because three catwalks, the launching ramp, and road are subject to flooding at high tide. Due to a poor subsurface condition caused by a soft underlying layer of mud 110 ft. thick below the area of coral fill, the ground elevation in some areas has dropped approximately two ft. This necessitates raising the elevation of a portion of the existing ground and providing some means of approach to these three catwalks.

The cost of proposed project estimated to be \$430,000.

KAIPAPAU WELL, Windward Oahu, City & County of Honolulu, Board of Water Supply (TMK: 5-4-4:4)

Applicant proposes to drill an exploratory well in Kaipapau Valley to determine the amount and quality of water available at that site. The well site is located on privately owned land and is in the conservation district. This is part of the BWS program to develop sufficient water for a growing population.

The project will involve drilling a hole about 16 inches in diameter to a depth of about 400 ft. Once the drilling is completed, a 12-inch diameter steel casing will be grouted into place and a pump installed. A series of aquifer tests will be conducted to determine the sustained well capacity and water quality.

Upon completion of the test pumping, the well driller will remove the pump, cap the well, and clean the area.

The estimated project duration is six to seven months.

Cost of proposed project is \$390,000.

MAAKUA WELL, Windward Oahu, City & County of Honolulu, Board of Water Supply (TMK: 5-4-5:1)

The Board of Water Supply (BWS), City & County of Honolulu, proposes to drill an exploratory well in Maakua Valley, mauka of Hauula Town, to determine the amount and quality of water available at that site. The well site is located on State-owned land and is in the conservation district. This is part of the BWS program to develop sufficient water for a growing population.

The project will involve drilling a hole about 16 inches in diameter to a depth of about 350 feet. Once the drilling is completed, a 12-inch diameter steel casing will be grouted into place and a pump installed. A series of aquifer tests will be conducted to determine the sustained well capacity and water quality. Upon completion of the test pumping, the well driller will remove the pump, cap the well, and clean the area.

The estimated project duration is six or seven months.

Estimated cost of project is \$300,000.

KAHE WASTE WATER TREATMENT FACILITY BATCH TREATMENT TANK, Ewa, Oahu, Hawaiian Electric Co., Ltd./Dept. of Land Utilization, City & County of Honolulu (TMK: 9-2-3:27)

Hawaiian Electric Company, Inc. (HECO) proposes to modify its existing wastewater treatment facilities with the addition of a second 175,000 gallon batch treatment tank. This tank has a net useable volume of 132,000 gallons and was sized to accept various wastewater streams produced during overhaul operations. The existing facility was designed to treat these waste streams in sequential order. In an effort to reduce the down-time of the units being overhauled, the various cleaning operations are sometimes performed concurrently resulting in the simultaneous production of waste streams. This results in overtaxing of the existing batch treatment tank capacity. The addition of the second batch treatment tank will provide the additional capacity needed to allow these concurrent cleaning operations.

In addition, occasionally, wastewater in the existing treatment tank cannot be processed due to equipment failure. As a result, all cleaning operations are halted and the overhaul period is extended. A second batch treatment tank will provide the needed reliability as it would serve as a back-up treatment tank.

Estimated cost of project is \$464,000.

KAPIOLANI COMMUNITY COLLEGE DIAMOND HEAD CAMPUS-HOTEL TRAINING FACILITY, CHILD CARE FACILITY, BUILDING MAINTENANCE FACILITY, Honolulu, Oahu, State Dept. of Accounting & General Services (TMK: 3-1-42:9,31,33)

The proposed project consists of five buildings and appurtenant infrastructure. Three structures will contain classrooms, hotel training, and conference center uses, while two smaller structures will house a child care center and

maintenance facilities. Parking and extensive landscaping will be provided for all structures. The project will consist of approximately 192,000 sq. ft. of floor area.

Estimated cost of project \$4,066,500.

WAIKIKI SHELL SOUVENIR/FILM CONCESSION STAND, Honolulu, Oahu, Dept. of Auditoriums, City & County of Honolulu (TMK: 3-1-43: Por. 1)

The Dept. of Auditoriums, City & County of Honolulu proposes to replace one of two existing Souvenir/Film Concession Stands located in the Waikiki Shell, Waikiki, Honolulu, Oahu, Hawaii. The construction of this new concession stand is a requirement of the new concession agreement between Island Camera and Gift Shop and the Dept. of Auditoriums. This new concession continues an existing film concession which operates during the performances of the Kodak Hula Show held on the grounds of the Waikiki Shell.

The new concession stand will be located beneath a monkey pod tree at the entrance to the Hula Show in the same location occupied by the existing concession stand.

The cost of the project is estimated at \$30,000. The cost will be borne by the concessionaire, Island Camera and Gift Shop as a requirement of the concession contract with the Dept. of Auditoriums, City & County of Honolulu.

CONSERVATION DISTRICT USE APPLICATION SUBDIVISION TO ESTABLISH TWO PARCELS FOR TELECOMMUNICATION FACILITY PURPOSES AT PUU PAA, OAHU, GTE-Hawaiian Telephone Company/State Dept. of Land and Natural Resources (TMK: 4-4-12)

The two proposed subdivisions are located within property identified as parcels TMK: 4-4-12:1, 4-4-11:3, 4-2-17:19 and 4-4-12:2 which collectively contain over 413 acres.

The Puu Papaa Radio Antenna Facility is part of the Laie-Honolulu Microwave System. The microwave communication system requires a "line-of-sight" between stations.

In accordance with an agreement HawTel has with Kaneohe Ranch and Iolani School, HawTel will acquire in fee the land occupied by the radio antenna facility and the adjacent parcel containing the road easement. While pursuing these plans, it was discovered that neither of these parcels had been officially subdivided. HawTel seeks to have these areas subdivided so they may proceed with their acquisition plans. No new construction is proposed at the facility at this time.

LAND ACQUISITION OF THE MIDDLE STREET UNIT REPAIR SHOP FACILITY, Honolulu, Hawaii, Dept. of Transportation Services, City & County of Honolulu (TMK: 1-2-16:7)

The proposed site at Middle Street, adjacent to the new Kalihi-Palama Bus Facility, possesses all of the characteristics of the criteria of a unit repair shop facility. It has good access to H-1, Likelike Highway, Kamehameha Highway, Nimitz Highway, School Street, King Street, and Dillingham Boulevard. The 4-acre site is the proper size for a unit repair shop facility. The land is zoned for heavy industrial whose principal uses and structures include repair garage and automobile service stations.

The proposed action, therefore, is to acquire the 4-acre site at Middle

Street adjacent to the new Kalihi-Palama Bus Facility. The proposed action does not include any improvements which may be constructed at a later date.

The anticipated cost of land acquisition is estimated to be \$6,000,000. The cost of acquisition will be borne entirely by the City & County under the City's Capital Improvement Program.

MAUI

HONOKOWAI WATER STORAGE TANK AND PIPELINE, Honokowai, Lahaina, Maui, Dept. of Water Supply, County of Maui (TMK: 4-4-01: Por. 34 & 106; 4-4-02: Por 20)

The proposed construction in West Maui will consist of a 2.0 MG concrete reservoir with related site work. Approximately 3,500 lineal ft. of 16-inch and 20-inch ductile iron transmission pipeline will be installed from the reservoir to the interconnection with the existing 16-inch County waterline along Lower Honoapiilani Road. Approximately 2,700 lineal ft. of 18-inch PVC overflow/washout pipeline will be installed from the reservoir to Honoapiilani Highway including all valves and appurtenances at the reservoir and along the proposed pipelines.

The transmission line from the reservoir will follow the alignment of the existing cane haul road, cross Honoapiilani Highway and follow the alignment of a paved road on the makai side of the highway to the interconnection point along Lower Honoapiilani Road.

Installation of the pipelines will not result in any major changes to the environmental characteristics of

the project area, as the pipes will be installed underground. Upon installation of the pipelines, all affected areas will be restored to near original conditions.

#### HAWAII

CONSERVATION DISTRICT USE APPLICATION  
SUBDIVISION OF A PARCEL TO IMPLEMENT A  
COURT DECISION, South Kona, Hawaii, Mr. Stanley H. Roehrig/State Dept. of Land and Natural Resources (TMK: 8-7-11:3)

Applicant proposes to subdivide a parcel, in South Kona, Hawaii, approximately in half. This action is proposed to implement a court decision to partition the property according to owner's share.

Entire area is presently owned as undivided interest by all owners. Intended use is to separate that ownership, approximately 1/2 to Kuahiwinui family & 1/2 to Kalauli family.

#### KAUAI

CONSERVATION DISTRICT USE APPLICATION  
SINGLE FAMILY RESIDENCE, Kaena, Kauai, William F. Kellie/State Dept. of Land & Natural Resources (TMK: 5-9-05: 7)

This property is now vacant and undeveloped. The owner proposes to build a 1369 sq. ft., two bedroom, single family residence and erect a four-foot high fence on the perimeter of the site.

The proposed use is not expected to cause any effect, observable, to the environment.

HANAMAULU INDUSTRIAL PARK, Hanamaulu, Kauai, Amfac Property Development Corp./Planning Dept., County of Kauai (TMK: 3-8-02: Por. 1)

This action modifies a previous negative declaration filed with Environmental Quality Control published in the OEQC Bulletin on July 8, 1988, which was for the development of a 200-unit multi-family housing project on the subject property. The proposed industrial use, therefore, would be developed instead of the housing project.

Both short-term and long-term employment opportunities will be provided. Construction jobs will be made available during the short-term, while additional long-term employment will be generated once the centralized and enlarged facility is in operation.

The social impacts associated with this project as compared to the housing project, would be less significant in that the project will not result in population increases within the immediate community, thus having lesser impacts to schools, public services, and related facilities.

Unlike the former multi-family housing project, traffic generated by the proposed use should be less.

The projected development cost is estimated at \$4 million.

#### MOLOKAI

USE OF FISHPOND FOR  
AQUACULTURE/EDUCATION, Hokukano/Ualapue, Molokai, Hui O Kuapa/State Dept. of Land and Natural Resources (TMK: 5-6-01:1)

The plan will apply ancient and modern methods of aquaculture to enhance fish yields. This project serves as a model for aquaculture activities at the other fishponds on Molokai.

The project will produce traditional crops of mullet and milkfish. It is anticipated that by providing a viable model, the ultimate goal of creating a cottage industry based on a traditional activity will result in elevating an economically depressed area. It will involve the following tasks:

1. Repair the physical integrity of the site including rock walls and makaha channels. The repair will be conducted under the supervision of a qualified archaeologist.

2. Remove Predators from the pond using nets, traps, lines and the makaha.

3. Stock the pond with fingerling mullet and milkfish gathered from nearby streams and estuaries.

Fish will be marketed at a size of one pound or more. If quantities exceed local needs on Molokai, they will be shipped to Oahu.

#### EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

KOOLAUPOKO DEVELOPMENT PLAN, Koolaupoko, Oahu, Alexander & Baldwin, Inc./Dept. of General Planning (TMK: 4-7-013: 1,1,11, 12,16,24)

Previously published February 23, 1989

Contact: Robert K. Sasaki  
Alexander & Baldwin, Inc.  
822 Bishop Street  
P.O. Box 3440  
Honolulu, Hawaii 96801

Deadline: March 27, 1989

#### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs should be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

OAHU

WAIOLA ESTATES SUBDIVISION, Ewa, Oahu, Dept. of Housing & Community Development, City & County of Honolulu/Dept. of Land Utilization, City & County of Honolulu (TMK: 9-4-07:1)

The proposed project is a single-family and multi-family residential subdivision containing approximately 1,345 units with appurtenant infrastructure and facilities. A major regional recreational facility, school site, park and ride facility, child care facility, elderly rental units, and reservoir sites will also be included within the development plan.

The proposed 1,345 unit mixed residential subdivision planned by the City & County of Honolulu is intended primarily for gap group income families. The project will include 850 single-family lots, 361 townhouse units, 134 apartment units and appurtenant infrastructure and facilities. Proposed amenities include a municipal golf course, a regional park, school site and a park-and-ride facility. The Project will be beneficial by its addition to Oahu's affordable housing inventory.

The estimated project cost is \$65,000,000.

Contact: Environmental Communications,  
Inc.  
Mr. Fred Rodriguez  
1146 Fort Street Mall #200  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

HONOLULU CORPORATION YARD, SAND ISLAND  
AND SAND ISLAND PARK EXTENSION, Oahu,  
Building Dept., City & County of  
Honolulu(TMK: 1-5-41:130)

The proposed action involves concurrent development of two adjacent areas for a corporation yard and a city park. The proposed Honolulu Corporation Yard will consist of vehicle and equipment maintenance shops, various trades shops, vehicle and equipment parking structures, vehicle fueling and washing facilities, and open storage areas for material and spoils.

The Corporation Yard project will consolidate the existing City and County of Honolulu maintenance and trades shops located at a number of sites in the central city area of Honolulu to a 26-acre centralized site on Sand Island. The proposed site is located between the shoreline

and the existing Sand Island Sewage Treatment Plant and falls within the City and County of Honolulu Shoreline Management Area.

The occupants of Honolulu Corporation Yard will include the following City and County of Honolulu departments: police, fire, public works, transportation services, and parks and recreation. The proposed park encompasses the remaining portion of the existing 53 acres of undeveloped Sand Island State Park land. The proposed park will be primarily configured as a day-use park featuring open spaces, picnic areas, jogging trails, and comfort stations.

The estimated project cost is \$60,000,000.

Contact: Wilson Okamoto & Associates, Inc.  
Mr. Stanford Kuroda  
1150 So. King St., Suite 800  
Honolulu, Hawaii 96814

Deadline: April 24, 1989

AES BARBERS POINT, INC., COAL-FIRED  
COGENERATION FACILITY, Ewa, Oahu, AES  
Barbers Point, Inc./State Dept. of  
Transportation, Harbors Division (TMK:  
9-1-26: por. 28)

AES-BP has signed a contract with the Hawaiian Electric Company (HECO) committing it to construct a large coal-fired cogeneration power plant in Campbell Industrial Park. It will use fluidized bed combustion technology to achieve low air pollutant emission rates and high thermal efficiency. The facility will be located on the northern side of Kaomi Loop, between the City's HPOWER refuse-to-energy facility and the Hawaiian Cement Company plant. The power plant will be capable of supplying up to 180 megawatts of electricity to HECO and 30,000 pounds

of steam per hour to the nearby Chevron Hawaiian Refinery.

The AES-BP power plant will consume approximately 660,000 tons of coal and 40,000 tons of limestone each year. These materials will be delivered to the Barbers Point Deep Draft Harbor in 60,000 ton capacity ships. They will be unloaded using the bulk cargo handling facilities now being developed at Pier 6 and transported to the site via a 1.5 mile long conveyor that AES-BP will construct.

All of the electrical power produced by the project will be sold to the Hawaiian Electric Company for distribution to its customers. HECO needs the generating capacity which the cogeneration facility will provide to meet the peak demand forecast for 1992 and beyond. Process steam from the facility will be sold to the Chevron Hawaiian Refinery for use in their refinery operations; this will make their products more competitive with those from other refineries.

The estimated project cost is \$300,000,000.

Contact: Belt Collins & Associates  
Mr. Perry White  
680 Ala Moana Blvd. Suite 200  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

WAIKIKI LANDMARK, Waikiki, Oahu,  
Bel-Landmark, Inc./Dept. of Land  
Utilization, City and County of Honolulu  
(TMK: 2-16-14: Parcels 39, 41, 43, 44,  
49, 50, 52-56, 59)

Bel-Landmark, Inc. a private  
development firm, is proposing to  
build a mixed residential/commercial  
development in Waikiki on the

2.856-acre site referred to as the  
"Waikiki Triangle." It is bordered  
by the Ala Wai Boulevard, Kalakaua  
Avenue and McCully Street and is  
located within the Waikiki Special  
Design District.

The proposed Waikiki Landmark will  
include approximately 320 residential  
condominiums and 50,000 net square  
feet of commercial space including  
retail stores and restaurants. The  
development is a twin-tower concept  
with a maximum height of 320 feet.  
It is anticipated that the final  
design will consist of two slender  
towers connected at the top five  
floors with 80 feet of open space  
between them. The subject property  
is designated a "Waikiki Gateway" and  
will comply with appropriate design  
considerations.

The proposed project is expected to  
help meet some of the demand for  
residential condominiums and  
commercial space in Waikiki. If all  
government approvals are obtained as  
projected, construction is expected  
to begin in late summer 1989, with  
completion in summer 1991.

The estimated project development  
cost is \$100-\$130 million.

Contact: DHM inc.  
Diane E. Borchardt  
1188 Bishop St., Suite 2405  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

ROYAL KUNIA PHASE II, Hoaeae, Ewa, Oahu;  
Halekua Development Corp./Dept. of  
General Planning, City & County of  
Honolulu (TMK: 9-4-02: Por. 1; 9-4-03:  
Por. 1 & 9)

Previously published February 8, 1989



Contact: Halekua Development Corp.  
Mr. Ken Nakamura  
2024 N. King Street  
Honolulu, Hawaii

Deadline: March 25, 1989

HAWAII FILM FACILITY EXPANSION, Diamond  
Head, Oahu; Dept. of Accounting & General  
Services/Dept. of Business and Economic  
Development (TMK: 3-1-42: Por 9)

Previously published February 8, 1989

Contact: Diane E. Borchardt  
DHM Planners, Inc.  
1188 Bishop Street  
Suite 2405  
Honolulu, Hawaii 96813

Deadline: March 25, 1989

THE COUNTRY COURSES AT KAHUKU, Punamano &  
Malaekahana, Koolauloa District, Oahu;  
Kuilima Resort Company/Dept. of General  
Planning, City & County of Honolulu (TMK:  
5-6-05: Por. 1,2,5,6,7; 5-7-01: Por. 21;  
5-6-07: Por 1; 5-6-06: Por 6)

Previously published February 23, 1989

Contact: Group 70, Ltd.  
Ralph Portmore, AICP  
924 Bethel Street  
Honolulu, Hawaii 96813

Deadline: April 10, 1989

## HAWAII

CIRCLE K CONVENIENCE STORE PROJECT,  
Kahaluu, North Kona, Hawaii, Circle K.  
Hawaii, Inc./Planning Dept., County of  
Hawaii (TMK: 7-8-14:86)

Circle K Hawaii, Inc. proposes to  
develop a convenience store on a  
17,000 sq. foot land parcel located

in Kahaluu, Kona, Hawaii. The Circle  
K store would consist of a one-story  
commercial facility containing  
approximately 2,720 sq. feet of floor  
space, as well as a restroom, office,  
and general storage area. Adjacent  
to the store will be two gasoline  
pump islands where gasoline will be  
distributed on a self-serve basis.  
However, no automotive services will  
be performed or marketed by Circle K  
Hawaii. Gasoline will be stored in  
three underground fuel storage tanks  
having a total storage capacity of  
18,000 gallons.

Contruction of the Circle K project  
will generate some \$921,000 of  
direct, indirect, and induced sales  
(or income) in the State economy and  
employ some 30 workers, on a  
part-time basis, over a three to four  
month period. In the long term, the  
store will employ eight to ten  
employees. Most prospective  
employees will be younger persons  
within the labor force of West Hawaii.

Contact: James H. Pedersen  
Planning Consultant  
P.O. Box 22  
Volcano, Hawaii 96785

Deadline: April 24, 1989

FINAL ENVIRONMENTAL IMPACT STATEMENTS  
The following EISs have been submitted  
for acceptance and contain comments and  
responses made during the review and  
response period.

## OAHU

SHERATON MAKAHA RESORT EXPANSION,  
Waianae, Oahu, ANA Hotels Hawaii,  
Inc./Dept. of General Planning, City &  
County of Honolulu (TMK: 8-4-02:54)

The applicant requests an amendment to the Waianae Development Plan from residential land use to resort during the 1989 Development Plan annual amendment review. ANA Hotels Hawaii owns the 200 room Sheraton Makaha Resort and Country Club located on 26.413 acres. In December 1987, ANA Hotels Hawaii, Inc., acquired two additional parcels adjacent to the Sheraton Makaha Resort. One parcel is 8.475 acres, vacant and designated for resort use. The other property that was acquired is 35.709 acres, mostly vacant and designated for residential use.

ANA Hotels Hawaii, Inc. also owns another 255+ acres in Makaha Valley which is occupied by the 18-hole Makaha Resort West Golf Course. ANA Hotels Hawaii, Inc., proposes to expand the facilities of the Sheraton Makaha Resort on the newly acquired 44+ acres. The proposed Master Plan for the Sheraton Makaha Resort includes 300 additional hotel rooms, 150 new resort condominiums, a new conference facility, additional tennis facilities, 5,500 sq. ft. of resort-related retail space and a new 50-unit health spa.

The project will commence immediately upon obtaining the necessary governmental approvals and the 300-room hotel addition and 50-unit health spa will be completed approximately 2 years after commencement. The first 30 condominium units will be completed approximately 18 months after opening of the hotel and approximately 30 condominiums will be built and available for occupancy every 18 months thereafter, depending on market conditions.

Total construction costs have been estimated at about \$90 million in 1988 dollars.

Contact: Helber, Hastert & Kimura,  
Planners  
Mark H. Hastert  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

SAND ISLAND SHORE PROTECTION, Honolulu,  
Hawaii, Dept. of Land and Natural  
Resources, State Parks Division (TMK:  
7-3-04:5)

Previously published February 8, 1989

Status: Currently being processed by  
the Office of Environmental  
Quality Control

WAIALUA KAHUKU REGIONAL WATER SYSTEM  
IMPROVEMENTS, Waialua Kahuku, Oahu; Board  
of Water Supply, City & County of Honolulu

Previously published November 8, 1988

Status: Currently being processed by  
the Office of Environmental  
Quality Control

WINDWARD OAHU REGIONAL WATER SYSTEM  
IMPROVEMENTS, Malaekahana to Makapu'u  
Oahu; Board of Water Supply, City &  
County of Honolulu

Previously published October 8, 1988

Status: Currently being processed by  
the Office of Environmental  
Quality Control

WAIKANE GOLF COURSE PROJECT, Waikane,  
Koolaupoko District, Oahu; Waikane  
Development Company/Dept. of Land  
Utilization, City & County of Honolulu

Previously published February 23, 1989

Status: Currently being processed by  
the Office of Environmental  
Quality Control

AIEA BAY STATE RECREATION AREA CONCEPTUAL MASTER PLAN, Honolulu, Oahu, State Dept. of Land and Natural Resources

Previously published February 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control.

HAWAII

NEW HILO JUDICIARY COMPLEX, State Dept. of Accounting & General Services

Previously published January 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control.

HAWAII COMMODITIES IRRADIATION FACILITY, Dept. of Business and Economic Development

Previously published December 23, 1988

Status: Currently being processed by the Office of Environmental Quality Control.

HILO WASTEWATER TREATMENT AND CONVEYANCE FACILITIES, South Hilo, Hawaii; Dept. of Public Works, County of Hawaii/Governor

Previously published February 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control

MAUI

MAUI WAILEA 670, GCR/VM Maui 670 & VMS Realty Partners/Planning Dept., County of Maui

Previously published January 8, 1989

Status: Currently being processed by the Planning Commission, County of Maui

KAUAI

INTERIM HELICOPTER FACILITY, Lihue Airport Complex, Kauai, Dept. of Transportation, Airport Division/Governor, State of Hawaii (TMK: Fourth Division 3-5-1: Por. 8,13)

The proposed project will be constructed on Lihue Airport property as a relocation for the present helicopter operations area. It will be located on approximately 18 acres of State airport lands that are now mainly vacant.

The facility will provide two landing pads (Final Approach/Takeoff Area) for arrival and departures. A grass surfaced taxi route will lead to twenty 62.5-foot square asphalt concrete passenger boarding pads. When completed, the proposed project will provide helicopter operators with facilities similar to the existing operational area.

This project is a phase of the airport development as established by the 1975-1995 Lihue Airport Master Plan Report and its various updates, most recent being the Lihue Airport Development Plan Update: April 1986. The report established the necessity of coordinated helicopter facilities and the development plan provided its general location.

NOTICE:

When submitting an Environmental Assessment or a Negative Declaration be certain that it provides all the information required by the Rules Section 11-200-10 or it will be returned without any publication in the OEQC Bulletin. Also, the attached summary form #89-01 is required. The contents as stated in the Rules are as follows:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable
- (3) Identification of agencies consulted in making assessment
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

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TO EXPEDITE THE PUBLICATION OF THE OEQC BULLETIN, THIS OFFICE REQUESTS THAT ALL AGENCIES AND APPLICANTS COMPLETE THE ATTACHED 2-PAGE OEQC FORM #89-01 WHENEVER AN EIS, NEGATIVE DECLARATION, OR NEPA DOCUMENT IS SUBMITTED. IF THERE ARE ANY QUESTIONS IN COMPLETING THIS FORM, PLEASE CALL OEQC AT 548-6915.

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# DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

DATE: \_\_\_\_\_ SUBMITTED BY: \_\_\_\_\_

THE DOCUMENT IS A (CHECK ALL THAT APPLY): BE SURE TO ATTACH 4 COPIES

CHAPTER 205A DOCUMENT	<input type="checkbox"/>	NEGATIVE DECLARATION	<input type="checkbox"/>
CHAPTER 343 DOCUMENT	<input type="checkbox"/>	EIS PREPARATION NOTICE	<input type="checkbox"/>
NEPA DOCUMENT	<input type="checkbox"/>	DRAFT EIS	<input type="checkbox"/>
		FINAL EIS	<input type="checkbox"/>
		ACCEPTANCE NOTICE	<input type="checkbox"/>
		FONSI	<input type="checkbox"/>

IS THE DOCUMENT A SUPPLEMENTAL EIS? YES ☐ NO ☐

TITLE OF PROPOSED ACTION OR PROJECT: \_\_\_\_\_

LOCATION: ISLAND \_\_\_\_\_ DISTRICT \_\_\_\_\_  
ATTACH PROJECT LOCATION MAP(S)

TYPE OF ACTION (CHECK ONE): APPLICANT ☐ AGENCY ☐

NAME OF PROPOSING APPLICANT OR AGENCY: \_\_\_\_\_

NAME OF CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_ or ( \_\_\_\_\_ ) \_\_\_\_\_

NAME OF PREPARER OR CONSULTANT: \_\_\_\_\_

NAME OF CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_ or ( \_\_\_\_\_ ) \_\_\_\_\_

ACCEPTING AUTHORITY: \_\_\_\_\_

ESTIMATED PROJECT COST:

FEDERAL FUNDS	\$ _____
STATE FUNDS	\$ _____
COUNTY FUNDS	\$ _____
PRIVATE FUNDS	\$ _____
TOTAL	\$ _____

DOCUMENT PREPARATION COST:

NEG DEC/EA	\$ _____
DRAFT EIS	\$ _____
FINAL EIS	\$ _____
SUP DRAFT EIS	\$ _____
SUP FINAL EIS	\$ _____
TOTAL	\$ _____

EA TRIGGER (CHECK ALL THAT APPLY):

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | USE OF STATE OR COUNTY LANDS OR FUNDS        |
| <input type="checkbox"/> | USE OF CONSERVATION DISTRICT LANDS           |
| <input type="checkbox"/> | USE OF SHORELINE SETBACK AREA                |
| <input type="checkbox"/> | USE OF HISTORIC SITE OR DISTRICT             |
| <input type="checkbox"/> | USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT |

0000

USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN  
USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS  
CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES  
OTHER \_\_\_\_\_

BRIEF DESCRIPTION OF THE PROPOSED ACTION OR PROJECT WHICH WILL BE PUBLISHED IN THE OEQC BULLETIN (LIMIT OF 500 WORDS OR LESS):

(CONTINUE ON ANOTHER SHEET IF NECESSARY)

**TAX MAP KEY(S):**

**TOTAL ACREAGE:**

FOR OEQC USE ONLY

DATE OF SUBMISSION:  
DATE OF PUBLICATION:  
LAST DAY FOR CONSULTED  
PARTY REQUEST:  
COMMENT PERIOD ENDS:  
ACCEPTANCE DATE:  
PUBLICATION DATE OF  
ACCEPTANCE:

OEQC # \_\_\_\_\_  
PLANNER: \_\_\_\_\_

OEQC FORM 89-01 (2/89)  
PAGE 2 OF 2

# PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules  
entitled "Shoreline Certification"

Date: Mar. 8, 1989 Number: 89-5

**NOTICE OF APPLICATION:** Application available for inspection at  
District Land Offices on the islands of Kauai, Hawaii and Maui and at  
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

	LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
(1)	55-221 A Kam Hwy. (Punaluu, Oahu)	DJNS Surveying & Mapping, Inc. for Shigemi Sugiki	5-3-02-51	2/24/89
(2)	Lot 15 & 15A of Bishop Estate Lots (Waialae-Nui, Oahu)	Engineers Surveyors Hawaii, Inc. for Bishop Estate	3-5-059-11	2/24/89
(3)	239 Front St. (Lahaina, Maui)	R.T. Tanaka Engi- neers, Inc. for Luanna F. McKenney	4-6-03-02	2/27/89
(4)	517 Kailana St. Lot 43 of Harbor View Tract (Ahua- kole, Wailuku, Maui)	Valera, Inc. for Daniel L. Driessche	3-4-028-13	2/27/89

Comments on application may be made in writing to the State Land Surveyor  
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu  
within fourteen (14) days of this notice.

## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

	LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
/)	Puapuaa 1st N. Kona (N. Kona, Hawaii)	Wes Thomas and Associates, Inc.	7-5-020-45	2/21/89 (C)

APPEAL may be made to the Department of Land and Natural Resources in  
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460

# PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules  
entitled "Shoreline Certification"

Date: Mar. 8, 1989 Number: 89-5

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District Land Offices on the islands of Kauai, Hawaii and Maui and at  
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
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Page 2 (continued)

(5) Lot 1, Block 59 Hawaiian Beaches Subdivision (Waiakahiule, Puna, Hawaii)	Murray, Smith & Associates, Ltd. for Zazen Zafaun	1-5-087-13	2/27/89
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.....  
Comments on application may be made in writing to the State Land Surveyor  
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu  
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Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460



# OEOC BULLETIN



JOHN WAIHEE  
GOVERNOR

MARVIN T. MIURA, Ph.D.  
DIRECTOR

Volume VI

March 23, 1989

No. 6

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

\*\*\*\*\*

All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

\*\*\*\*\*

### NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EISs (EIS Rules 11-200-11). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

SUBDIVIDE ONE LOT INTO SEVEN LOTS, SIX FOR SINGLE FAMILY RESIDENTIAL USE AND ONE FOR PRIVATE PARK, Laie, Oahu; Stone and Stone/Dept. of Land Utilization, City & County of Honolulu (TMK: 5-5-01:51)

The property located on Kamehameha highway along Oahu's windward coast, is presently vacant and consists of 122,126 sq. ft. The current proposal is seeking approval for a sub-division of 6 single family lots and 1 private park site.

The underlying zoning for the project is R-5/residential and P-2/preservation as established in the new land use ordinance which is now in effect.

The entire project is situated within the shoreline management area. The sub-division is being proposed because of its location and access from the main highway.

Under the present portion of residential R-5 zoning, with a minimum lot area requirement of 5000 sq. ft., 12 lots could be sub-divided, however the owners have elected to sub-divide only 6

buildable lots with 1 lot being solely that portion of P-2 land dedicated to private park use. This project will require a special management area use permit.

The cost of the proposed project is \$1,875,500.

MAUNALUA BAY CLUB-DINING PAVILION, Wailupe, Oahu;WKH Corporation/Dept. of Land Utilization, City & County of Honolulu (TMK:3-6-02:04)

This project proposes to construct an approximately 950 sq. ft. Dining Pavilion and Covered Walk against the makai side of an existing recreation building. The proposed 310 sq. ft. covered walk would be built over an existing paved deck. The approximately 640 sq. ft. dining pavilion would extend over existing lawn. Because the shoreline setback is not parallel to the building, approximately 590 sq. ft. of the dining area would encroach into the shoreline setback. Existing trees displaced by the project would be relocated within the same general area.

A seawall marks the makai property line and the state certified shoreline. The first 40 ft. at the makai side of the property lie entirely within the shoreline setback.

The approximate cost of the project would be \$60,000.

HALAWA XERISCAPE GARDEN, Halawa Valley, Oahu;Board of Water Supply, City & County of Honolulu/State Dept. of Land & Natural Resources (TMK:9-9-10:8)

The proposed facilities are located in Halawa Valley. Three buildings

are to be constructed. Grading will be required for the first two buildings which will be of concrete slab construction with either wood or hollow tile walls. Excavation is needed for the below grade wastewater pumping station to be constructed of reinforced concrete and hollow tile. Trenching, installation of sewer force main, and backfill will take place in the entrance road to Halawa Shaft. A concrete slab will be required for the two containers, or as the flooring for a wood or hollow tile wall maintenance storage building.

This project is a demonstration project to educate the public on the needs and value of water conservation. Because the plantings in a xeriscape garden will thrive and grow on minimal irrigation, the BWS would like to show the public that the plantings in a xeriscape garden can be just as green, colorful, and attractive as plantings which need much more water to grow. Because of the long-term value of the xeriscape garden, the Outdoor Circle has volunteered to assist the BWS in manning the Information Center and guiding the public through the garden.

The estimated construction time for the project is about a year and is estimated to cost about \$200,000.

HOOULU STREET SEWER, Koolaupoko, Oahu;Dept. of Public Works,City & County of Honolulu/Dept. of Land Utilization,City & County of Honolulu(TMK:4-3-65)

The proposed project consists of the installation of approximately 450 feet of 10-inch force main sewer and 140 ft. of 12-inch gravity sewer to connect the existing force main in

Hooulu Street to the existing interceptor sewer in Oneawa Street in Kailua. Larger sewage pumps and pump station modifications are also needed to accommodate the sewage flows and to force the sewage through the additional 450 feet of force main.

Construction of the sewer will be limited to the street right-of-way from 557 Hooulu St. to Oneawa St. Improvements to the pump station will be limited to work in the existing facility.

The project is needed to stop sewage overflows within the area. There have been recurring sewage overflows through manhole covers and backups into homes along Hooulu Street. Beach flows have exceeded the capacity of the existing gravity sewer.

The estimated cost is \$139,000.

CONSERVATION DISTRICT USE APPLICATION  
MODIFICATIONS TO A RESIDENTIAL DWELLING  
AND OTHER PROPERTY DEVELOPMENT,  
Koolaupoko, Oahu; Ms. Dhyana Markley/State  
Dept. of Land & Natural Resources(TMK:  
4-4-13:58)

The following proposed addition of ground floor bedrooms to the Mitchell property is primarily for the purpose of the applicant own use when her medical condition makes it very difficult for her to walk, let alone climb stairs.

To convert garage area approved in original amendment into two bedrooms;

New entry door to be added in the front area that is now a planter;

To convert existing storage and one hallway into a walk-in closet;

To convert laundry into a full bathroom;

To extend existing backup area and retaining wall left of house by approximately 30 ft. and convert into a 3-car garage with a railed-in sundeck on top of garage, leading to second level and also acting as a fire escape;

To install Wind Energy Machine to supplement available electricity;

To add a recirculating waterfall to the area behind the house in view of deck and bath with jacuzzi;

To enclose small area in back that will house the waterfall and jacuzzi motors.

Estimated cost of project is \$35,000.

\* FINDING OF NO SIGNIFICANT IMPACT(FONSI)  
WHITMORE CIRCLE APARTMENTS, Whitmore,  
Oahu; Whitmore Associates/Farmers Home  
Administration (TMK: 7-1-3:25)

Whitmore Associates is proposing to develop and construct 44 rental units at Uwalu Circle in Whitmore Village, Oahu together with parking, landscaping, drainage facilities and other related amenities. Units will be rented to elderly families.

The approximate cost is \$2.5 million.

Construction will begin May, 1989 with completion in October, 1989.

#### MAUI

\* SMA PERMIT TWO-STORY 10-UNIT BUILDING  
WITHIN THE LAHAINA NATIONAL HISTORIC  
LANDMARK DISTRICT, Lahaina, Maui;  
Plantation Inn, Inc./Maui Planning  
Comm, County of Maui (TMK:4-6-9:42,43)

The applicant is proposing to apply for a SMA Permit in order to construct a two-story 10-unit building with 14 additional parking stalls, a gazebo, and a pool and spa. The proposed project is located within the Lahaina National Historic Landmark Boundary.

The proposed demolition of two existing residences and construction of the proposed building will have minimal long-term environmental effects. Short-term impacts will be construction related.

Relative to infrastructural services; water, electrical and sanitary sewer systems presently service the subject site.

The design & aesthetic qualities of the proposed project was reviewed and approved by the Maui Urban Design Review Board in terms of its compatibility to the surrounding neighborhood and the nearby Lahaina Historic District.

#### HAWAII

##### HILO HIGH SCHOOL INDUSTRIAL ARTS

BUILDING, Hilo, Hawaii; State Dept. of Accounting & General Services (TMK: 3rd Division 2-3-15:1)

This project is to construct a new Industrial Arts Building (metals and wood) and appurtenant covered walkway. The existing metal and wood shop building will be demolished and 20 additional parking stalls will be provided.

The estimated cost of construction is \$1,743,000.

The project will provide the school with a new Industrial Arts Building

to implement its program in accordance with the Educational Specifications.

UNIVERSITY OF HAWAII SCIENTIFIC OBSERVATION HOLE PROGRAM, Puna, Hawaii; University of Hawaii (TMK:1-4-01:2;1-4-02:32;1-2-10:3;1-2-10:1)

The University of Hawaii, Hawaii Natural Energy Institute, proposes to conduct a Scientific Observation Hole program to evaluate the geology, hydrology & subsurface thermal regime in Puna, Hawaii within the Geothermal Resource Subzones of the Kilauea Middle and Lower East Rift Zones. These holes are not designed as production wells or to produce fluids, and they would not be flow tested or produced.

As proposed, a scientific observation hole would be drilled to a depth of approximately 4,000 ft at each of four locations.

Initial testing of the well would involve taking a series of temperatures at depth to determine the rate of increase of temperature with depth and the absolute bottom hole temperature.

After testing is completed, a decision would be made as to whether or not to continue monitoring the hole, to cap the hole, or to plug and abandon it.

##### EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

HAWAII

MAUNA LANI MARINA, Mauna Lani, South Kohala, Hawaii; Mauna Lani Resort Inc./Planning Dept., County of Hawaii (TMK:6-8-22:Por.1,3,9)

The proposed 88-acre Mauna Lani Marina project would be situated on an oceanfront parcel between the existing Mauna Lani Bay Hotel, and the Ritz-Carlton Mauna Lani Hotel at Pauoa Bay and a second 18-hole golf course that are currently under construction at the master planned Mauna Lani Resort.

The 1,432-acre Mauna Lani Resort Complex is located between State-owned lands at the end of Puako Beach Drive, now leased to Mauna Lani for a public beach park now under construction and the Waikoloa Beach Resort.

The proposed marina project will include 90 to 140 residential house lots, about 175 boat slips, 100 of which would be grouped in a yacht boat basin, a boat launching area, fuel dock, dry storage and docking, retail facilities, yacht club, restaurant and parking areas.

The boat basin and related facilities would be adjacent to the Mauna Lani Bay Hotel tennis courts and screened from the roadway by a landscaped buffer.

It is envisioned as a private amenity for property owners at Mauna Lani Resort as well as for Mauna Lani Bay Hotel and resort/condominium guests.

Contact: Belt, Collins & Associates  
680 Ala Moana Boulevard  
Suite 200  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs should be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

OAHU

LANIKAI FLOOD CONTROL PROJECT,

Koolaupoko, Oahu; Dept. of Public Works, City & County of Honolulu/Dept. of Land Utilization, City & County of Honolulu(TMK:4-3-01 thru 05)

The proposed action is the construction of drainage improvements in the community of Lanikai to relieve the flooding problem in the area. The drainage improvements proposed are in the southern portion of Lanikai extending from the ocean to the Kaiwa Ridge line bordered by Onekea Drive on the west to a line just short of the Aalapapa and Mokulua Drive intersection on the east.

The existing Lanikai drainage system is unable to handle the amounts of runoff produced by major storms which have caused extensive damage to the subdivision. These improvements include a new concrete lined open channel, the extension of the pipe

outlet and channel outlet into the ocean, replacement of the existing drainage system in the community, reconstruction of Mokulua Drive and concrete paved walkways in four beach right of ways along Mokulua Drive.

The new concrete lined channel would be constructed along the entire length of open ditch which parallels Lanipo Drive. New culverts will be provide at Mokulua and Aalapapa Drive crossings. The pipe outlet near Aala Drive and the open channel will be extended from the existing seawall into the ocean to eliminate the sand blockage problem at the beach.

Approximately 9,000 linear feet of drainage pipe would be constructed within the roadway to collect and transport the runoff for disposal. The new drainage system will eliminate deficiencies of the existing system.

The estimated cost of the proposed project is \$5,700,000.

Contact: Mr. Chew Lun Lau  
Dept. of Public Works  
City & County of Honolulu  
650 So. King St.  
Honolulu, Hawaii 96813

Deadline: May 8, 1989

WAIOLA ESTATES SUBDIVISION, Ewa, Oahu,  
Dept. of Housing & Community Development,  
City & County of Honolulu/Dept. of Land  
Utilization, City & County of Honolulu  
(TMK: 9-4-07:1)

Previously published March 8, 1989.

Contact: Environmental Communications,  
Mr. Fred Rodriguez  
1146 Fort Street Mall #200  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

HONOLULU CORPORATION YARD, SAND ISLAND  
AND SAND ISLAND PARK EXTENSION, Oahu,  
Building Dept., City & County of Honolulu  
(TMK: 1-5-41:130)

Previously published March 8, 1989

Contact: Wilson Okamoto & Associates  
Mr. Stanford Kuroda  
1150 So. King St., Suite 800  
Honolulu, Hawaii 96814

Deadline: April 24, 1989

AES BARBERS POINT, INC., COAL-FIRED  
COGENERATION FACILITY, Ewa, Oahu, AES  
Barbers Point, Inc./State Dept. of  
Transportation, Harbors Division (TMK:  
9-1-26: Por. 28)

Previously published March 8, 1989

Contact: Belt Collins & Associates  
Mr. Perry White  
680 Ala Moana Blvd. Suite 200  
Honolulu, Hawaii 96813

Deadline: April 24, 1989

WAIKIKI LANDMARK, Waikiki, Oahu,  
Bel-Landmark, Inc./Dept. of Land  
Utilization, City & County of Honolulu  
(TMK: 2-16-14: Parcels 39,41,43,44,49  
50,52-56,59)

Bel-Landmark, Inc. a private development firm, is proposing to build a mixed residential/commercial development in Waikiki on 2.856-acre site referred to as the "Waikiki Triangle." It is bordered by the Ala Wai Boulevard, Kalakaua Avenue and McCully Street and is located within the Waikiki Special Design District.

The proposed Waikiki Landmark will include approximately 320 residential condominiums and 50,000 net square feet of commercial space including retail stores and restaurants. The

development is a twin-tower concept with a maximum height of 320 feet. It is anticipated that the final design will consist of two slender towers connected at the top five floors with 80 feet of open space between them. The subject property is designated a "Waikiki Gateway" and will comply with appropriate design considerations.

The proposed project is expected to help meet some of the demand for residential condominiums and commercial space in Waikiki. If all government approvals are obtained as projected, construction is expected to begin in late summer 1989, with completion in summer 1991.

The estimated project development cost is \$100-130 million.

Contact: DHM inc.  
Diane E. Borchardt  
1188 Bishop St., Suite 2405  
Honolulu, Hawaii 96813

Deadline: May 8, 1989.

THE COUNTRY COURSES AT KAHUKU, Punamano & Malaekahana, Koolauloa District, Oahu; Kuilima Resort Company/Dept. of General Planning, City & County of Honolulu (TMK: 5-6-05: Por. 1,2,5,6,7; 5-7-01: Por 21; 5-6-07: Por 1; 5-6-06: Por 6)

Previously published February 23, 1989

Contact: Group 70 Ltd.  
Ralph Portmore, AICP  
924 Bethel Street  
Honolulu, Hawaii 96813

Deadline: April 10, 1989

## HAWAII

WEST HAWAII LANDFILL, North Kona, Hawaii; Dept. of Public Works, County of Hawaii/Mayor, County of Hawaii (TMK:7-1-02:01)

The Kealahou Landfill, which is operated by the County of Hawaii to service West Hawaii is near its capacity. With the rapid growth of parts of West Hawaii, particularly in No. Kona & So. Kohala, the County of Hawaii has determined that to meet the need for added refuse disposal, a new sanitary landfill is needed.

It has been determined that expansion of the existing 13-acre landfill would not be feasible due to its proximity to proposed municipal and residential land uses. Area to expand and lack of on-site generated cover materials were also considered significant factors in locating the proposed sanitary landfill elsewhere.

The proposed project lies in the Ahupuaa of Puuwaawaa and close to the boundary of Puuanahulu. The proposed site is located between Queen Kaahumanu Highway and Mamalahoe Belt Highway approximately 3.5 miles east of Kiholo Bay.

The estimated cost of the proposed project is \$9-12 million.

Contact: Colette M. Sakoda  
Senior Planner  
R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817

Deadline: May 8, 1989

CIRCLE K CONVENIENCE STORE PROJECT,  
Kahaluu, North Kona, Hawaii; Circle K.  
Hawaii, Inc./Planning Dept., County of  
Hawaii (TMK: 7-8-14:86)

Previously published March 8, 1989

Contact: James H. Pedersen  
Planning Consultant  
P.O. Box 22  
Volcano, Hawaii 96785

Deadline: April 24, 1989

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted  
for acceptance and contain comments and  
responses made during the review and  
response period.

KAUAI

UPPER WAILUA RIVER HYDROELECTRIC  
PROJECT, Kauai; Island Power  
Company/Governor State of Hawaii  
(TMK:03-09-01)

Island Power Company, Inc. is  
proposing to develop and operate a  
1.26 MW hydroelectric power facility  
at a site on the Maheo Stream. The  
project site is located on lands  
owned by the State of Hawaii that are  
zoned as a "conservation district."  
The majority of land to be utilized  
for the project is within a  
"resources" subzone.

The proposed project will utilize  
land and water in the Wailua River  
Basin for the purpose of generating  
electricity.

Contact: Dean Anderson  
Island Power Company  
820 Mililani Street  
Suite 712  
Honolulu, Hawaii 96813

INTERIM HELICOPTER FACILITY, Lihue  
Airport Complex, Kauai; Dept. of  
Transportation, Airport Division/Governor,  
State of Hawaii (TMK: Fourth Division  
3-5-1: Por. 8,13)

Previously published March 8, 1989

Status: Currently being processed by  
the Office of Environmental  
Quality Control

OAHU

SHERATON MAKAHA RESORT EXPANSION,  
Waianae, Oahu; ANA Hotels Hawaii,  
Inc./Dept. of General Planning, City &  
County of Honolulu (TMK: 8-4-02:54)

Previously published March 8, 1989

Status: Currently being processed by  
the Office of Environmental  
Quality Control.

SAND ISLAND SHORE PROTECTION, Honolulu,  
Hawaii; Dept. of Land & Natural  
Resources, State Parks Division (TMK:  
7-3-04:5)

Previously published February 8, 1989.

Status: Accepted by the Governor on  
March 16, 1989.

WAIALUA KAHUKU REGIONAL WATER SYSTEM  
IMPROVEMENTS, Waialua, Kahuku, Oahu;  
Board of Water Supply, City & County of  
Honolulu

Previously published November 8, 1988

Status: Currently being processed by  
the Office of Environmental  
Quality Control



WINDWARD OAHU REGIONAL WATER SYSTEM IMPROVEMENTS, Malaekahana to Makapu'u, Oahu; Board of Water Supply, City & County of Honolulu

Previously published October 8, 1988

Status: Currently being processed by the Office of Environmental Quality Control

WAIKANE GOLF COURSE PROJECT, Waikane, Koolaupoko District, Oahu; Waikane Development Company/Dept. of Land Utilization, City & County of Honolulu

Previously published February 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control

AIEA BAY STATE RECREATION AREA CONCEPTUAL MASTER PLAN, Honolulu, Oahu; State Dept. of Land and Natural Resources

Previously published February 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control

#### HAWAII

NEW HILO JUDICIARY COMPLEX, State, Dept. of Accounting & General Services

Previously published January 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control

HAWAII COMMODITIES IRRADIATION FACILITY, Dept. of Business and Economic Development

Previously published December 23, 1988

Status: Currently being processed by the Office of Environmental Quality Control.

HILO WASTEWATER TREATMENT AND CONVEYANCE FACILITIES, South Hilo, Hawaii; Dept. of Public Works, County of Hawaii/Governor

Previously published January 23, 1989

Status: Currently being processed by the Office of Environmental Quality Control

#### MAUI

MAUI WAILEA 670, GCR/VM Maui 670 & VMS Realty Partners/Planning Dept., County of Maui

Previously published January 8, 1989

Status: Currently being processed by the Planning Commission, County of Maui

NOTICE:

When submitting an Environmental Assessment or a Negative Declaration be certain that it provides all the information required by the Rules Section 11-200-10 or it will be returned without any publication in the OEQC Bulletin. Also, the attached summary Form #89-01 is required. The contents as stated in the Rules are as follows:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

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TO EXPEDITE THE PUBLICATION OF THE OEQC BULLETIN, THIS OFFICE REQUESTS THAT ALL AGENCIES AND APPLICANTS COMPLETE THE ATTACHED 2-PAGE OEQC FORM #89-01 WHENEVER AN EIS, NEGATIVE DECLARATION, OR NEPA DOCUMENT IS SUBMITTED. IF THERE ARE ANY QUESTIONS IN COMPLETING THIS FORM, PLEASE CALL OEQC AT 548-6915.

\*\*\*\*\*

# DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

DATE: \_\_\_\_\_ SUBMITTED BY: \_\_\_\_\_

THE DOCUMENT IS A (CHECK ALL THAT APPLY): BE SURE TO ATTACH 4 COPIES

CHAPTER 205A DOCUMENT ☐  
CHAPTER 343 DOCUMENT ☐  
NEPA DOCUMENT ☐

NEGATIVE DECLARATION ☐  
EIS PREPARATION NOTICE ☐  
DRAFT EIS ☐  
FINAL EIS ☐  
ACCEPTANCE NOTICE ☐  
FONSI ☐

IS THE DOCUMENT A SUPPLEMENTAL EIS? YES ☐ NO ☐

TITLE OF PROPOSED ACTION OR PROJECT: \_\_\_\_\_

LOCATION: ISLAND \_\_\_\_\_ DISTRICT \_\_\_\_\_  
ATTACH PROJECT LOCATION MAP(S)

TYPE OF ACTION (CHECK ONE): APPLICANT ☐ AGENCY ☐

NAME OF PROPOSING APPLICANT OR AGENCY: \_\_\_\_\_

NAME OF CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ or ( ) \_\_\_\_\_

NAME OF PREPARER OR CONSULTANT: \_\_\_\_\_

NAME OF CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ or ( ) \_\_\_\_\_

ACCEPTING AUTHORITY: \_\_\_\_\_

## ESTIMATED PROJECT COST:

FEDERAL FUNDS \$ \_\_\_\_\_  
STATE FUNDS \$ \_\_\_\_\_  
COUNTY FUNDS \$ \_\_\_\_\_  
PRIVATE FUNDS \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

## DOCUMENT PREPARATION COST:

NEG DEC/EA \$ \_\_\_\_\_  
DRAFT EIS \$ \_\_\_\_\_  
FINAL EIS \$ \_\_\_\_\_  
SUP DRAFT EIS \$ \_\_\_\_\_  
SUP FINAL EIS \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

## EA TRIGGER (CHECK ALL THAT APPLY):

- ☐ USE OF STATE OR COUNTY LANDS OR FUNDS  
☐ USE OF CONSERVATION DISTRICT LANDS  
☐ USE OF SHORELINE SETBACK AREA  
☐ USE OF HISTORIC SITE OR DISTRICT  
☐ USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT

OEQC FORM 89-01 (2/89)  
PAGE 1 OF 2

USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN  
USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS  
CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES  
OTHER \_\_\_\_\_

[illegible]

TAX MAP KEY(S):

FOR OEQC USE ONLY

OEQC # \_\_\_\_\_  
PLANNER: \_\_\_\_\_

12

# PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules  
entitled "Shoreline Certification"

Date: Mar. 23, 1989 Number: 89-6

**NOTICE OF APPLICATION:** Application available for inspection at  
District Land Offices on the islands of Kauai, Hawaii and Maui and at  
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

	LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1)	Lot 1A of Ld. Ct. Applcn. 772 (Laie, Koolau- loa, Oahu)	Community Planning Inc. for Virginia C. C. Lilly, et al.	5-5-002-02	3/3/89
2)	Lot 3 & 3A (Maunalua Beach Subdivision, Block 1, Section "A")	ControlPoint Survey- ing & Engineering, Inc. for Hawaii Gousho Properties, Inc.	3-9-02-11	3/3/89

.....  
Comments on application may be made in writing to the State Land Surveyor  
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu  
within fourteen (14) days of this notice.

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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

	LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1)	55-273 Kam Hwy. Lot 1-B of Ld. Ct. Applcn. 772 (Laie, Koolau- loa, Oahu)	Community Planning, Inc.	5-5-02-19	3/8/89(C)
2)	49-817 Kam Hwy. (Kualoa, Koo- laupoko, Oahu)	Oliver H. Bettencourt	4-9-07-22	3/9/89(C)
3)	Lot 603 of Ld. Ct. Applcn. 1089 (Kamahanui, Wailua, Oahu)	Engineers Surveyors, Inc. for Far West	6-7-14-027	3/15/89(C)

.....  
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writing within twenty (20) days of the date of this notice:

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Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
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Page 2 (continued)

3) 4312 Kaikoo Pl. (Kaalawai, Kapahulu, Oahu)	ControlPoint Survey- ing & Engineering, Inc. for Hawaii Gousho Properties, Inc.	3-1-041-25	3/3/89
4) 756 Mokuloa Dr. Lot 5, Ld. Ct. Applcn. 505, Map 2 (Kailua, Koolau-poko, Oahu)	Wes Thomas & Assoc., Inc. for Howard & Darcy Cook	4-3-008-40	3/3/89

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Page 3 (continued)			
5) <u>Lot A-7-C-2 of</u> <u>Kapalua Dev.</u> <u>Subdivision</u> (Honokahua, Lahaina, Maui)	George F. Newcomer Land Surveyors, Inc. for Maui Land & Pineapple Co.	4-2-001-35	3/3/89
6) <u>Makena Beach</u> <u>Lots</u> (Palauea, Makawao, Maui)	ControlPoint Survey- ing & Engineering, Inc. for VMS 1986-388 Limited Partnership	2-1-11:6, 7, 8 & 9	3/3/89

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Page 4 (continued)			
7) Waihee Golf Course (Waihee, Waiehu, Maui)	Warren S. Unemori Engineering, Inc. for Wailuku Ocean-front Hawaii, Inc.	3-2-10-01 & 3-2-13-10	3/3/89
8) Lot D-23-A-2 (Poipu, Koloa, Kauai)	Portugal & Assoc., Inc. for Hawaii Takenaka Development, Inc.	2-9-001-02	3/3/89

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Page 5 (continued)

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| 9) <u>608 Kaimalino Pl.</u> (Kaneohe, Koolaupoko, Oahu)    | A.F.M. Corp. for Peter & Robin Rudisill                        | 4-4-039-23 | 3/ 6/89 |
| 10) <u>Honolulu International Airport</u> (Honolulu, Oahu) | ControlPoint Surveying & Engineering, Inc. for State of Hawaii | 1-1-03-001 | 3/6/89  |

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Page 6 (continued)

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| 11) <u>Lots B &amp; B-1</u><br>(Malae, Kaneohe,<br>Oahu)         | H. Au & Associates,<br>Inc. for Robert H.<br>Armstrong             | 4-4-07-024 | 3/3/89 |
| 12) <u>447 Portlock Rd.</u><br>(Maunaloa Beach<br>Subdiv., Oahu) | Wes Thomas & Assoc.,<br>Inc. for Bernice<br>Pauahi Bishop Estate   | 3-9-16-003 | 3/7/89 |
| 13) <u>602 Stable Rd.</u><br>(Paia, Wailuku,<br>Maui)            | George F. Newcomer<br>Land Surveyors, Inc.<br>for Colin C. Cameron | 3-8-02-50  | 3/8/89 |

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Page 7 (continued)			
14) <u>Lots 15 &amp; 17 of</u> <u>Ld. Ct. Appln.</u> <u>1785 (Kalahui-</u> <u>puaa, S. Kohala,</u> <u>Hawaii)</u>	R.M. Towill Corp. for Mauna Lani Resort, Inc.	6-8-22-26	3/3/89
15) <u>Lots 18-B &amp; 19</u> <u>of Ld. Ct.</u> <u>Appln. 1785</u> <u>(Kalahuipuaa,</u> <u>S. Kohala,</u> <u>Hawaii)</u>	R.M. Towill Corp. for Mauna Lani Resort, Inc.	6-8-22:8, 10, 11, 12 & 13	3/3/89

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HMSS Teacher Institute on

# THE FLUID EARTH

PHYSICAL SCIENCE AND TECHNOLOGY OF THE MARINE ENVIRONMENT

**FOCUSING ON RECENT ADVANCES IN MARINE TECHNOLOGY**

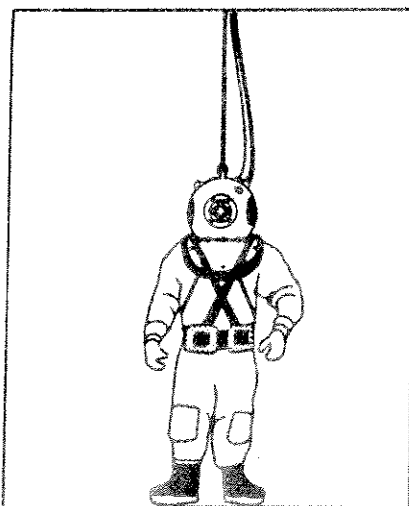
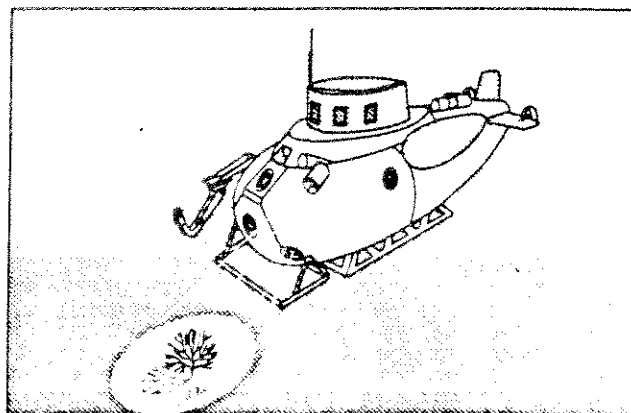
An EESA Title II-funded program for secondary science teachers in Hawaii

**July 31–August 11, 1989, Monday–Friday, 8:00–3:30**

To be held at Stevenson Intermediate School on Oahu

**Instructors:** Dr. E. Barbara Klemm and others from the  
Hawaii Marine Science Studies Project  
Dr. Karl Bathen and others from the  
Departments of Oceanography and Ocean Engineering

- Hands-on introduction to **THE FLUID EARTH: Physical Science and Technology of the Marine Environment** (Fourth Edition, Hardbound, Fall 1989)
- Presentations by scientists and engineers on recent advances in marine technology, including satellite oceanography, seafloor mapping, energy and minerals from the ocean
- Explorations of science-technology-society issues, including the greenhouse effect, acid rain, marine mineral mining, ocean pollution, and exclusive economic zones



**FEE:** \$25 college administrative fee. Supplies and materials funded by grant. (Funds are available to support six Neighbor Island teachers.)

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**TO APPLY,** send a written request for application materials to

Barbara Klemm  
HMSS Project  
1776 University Avenue  
Honolulu, HI 96822 (Telephone 948-6822)

**APPLICATION DEADLINE:** APRIL 15